

TIVERTON PLANNING BOARD
MINUTES OF PLANNING BOARD ZONING SUBCOMMITTEE WORKSHOP
June 17, 2010

A workshop was held at 2:00 P.M at the Tiverton Community Center, 346 Judson Street Tiverton. Board members present were: Chair Stephen Hughes and Stuart Hardy. Also present were: Town Planner Christopher Spencer, Building and Zoning Official Gareth Eames and Economic Development Commission Chairman Len Schmidt. Planning Clerk and Administrative Officer Kate Michaud was present until 2:50 P.M., after which time Mr. Hughes took notes of the meeting.

1. Discussion regarding proposed Zoning text and map amendment relating to Tiverton Four Corners – Advisory to Planning Board

Approximately twenty-three (23) members of the public were present for discussion of this item, including Town Council member Cecil Leonard, and many Tiverton Four Corners area residents and business owners.

Mr. Spencer summarized the zoning amendments that he had proposed, and the rationale behind them. Mr. Hughes discussed the uses that were current non permitted (N) or permitted by Special Use Permit (S), which were proposed to be changed to permitted uses (P). He noted that a few of these uses may need to be revisited. Mr. Spencer noted that construction of any structure containing greater than two hundred (200) square feet of area would require a design review in accordance with Zoning Ordinance Article XX. Mr. Hughes noted that the Planning Board was only advisory to the permitting authority (Building Official or Zoning Board) in this review.

Mr. Hardy agreed that the zoning district should be expanded to reflect the existing conditions, and that the uses should be expanded to make the existing buildings more viable for reuse. Mr. Hardy noted that Conservation Commission member Patricia Sullivan had asked him to point out the noise problem that exists in the Tiverton Four Corners area, especially with regards to motorcycles and dumpster emptying.

Many audience members spoke, including Ray Lafazia, who opined that the uses should be limited and that he was satisfied with the existing conditions. Several other area residents expressed their satisfaction with the existing zoning requirements. Barbara Martin expressed concern regarding the [Nonquit Pond] watershed. She displayed a map depicting the watershed area and reviewed the proposed use table amendments. Mr. Spencer noted that all of the current Watershed Protection Overlay District regulations would still apply, including the 10% limit on impervious coverage. The Design Review process was discussed. Ms. Martin expressed her concerns regarding water usage and sewage disposal, noting that neither public water nor public sewage disposal was available in this area.

Discussion ensued regarding the existing businesses, curb cuts, traffic/speeding concerns, the lack of pedestrian facilities and the lots included in the proposed zone expansion and proposed new overlay district. Vacant storefronts were also discussed as well as the existing Four Corners Historic District, which is separate from the Town's zoning districts. The proposed sign ordinance amendment was discussed.

Mr. Spencer and property owners Jim Weir and Kristen Silveira expressed a desire to preserve and protect the existing historic structures. Mr. Spencer expressed his desire to encourage the expansion of the non-residential tax base without negatively impacting the area and its residents.

This item will be discussed at the Planning Board's July 6, 2010 meeting.

Submitted by: _____
Kate Michaud

Approval Date: September 14, 2010